

TRYSULL & SEISDON PARISH COUNCIL

**MINUTES OF MID MONTH PLANNING MEETING HELD VIA ZOOM
ON WEDNESDAY 25TH NOVEMBER 2020**

PRESENT	Mr. M. Kelly Ms. J Roobottom Mr. A. Hingley-Smith Mr. T. Maher Miss. H. Warrilow Mrs. J. Johns Cllr. Mrs. V. Wilson	Chairman Vice Chair County & District Councillor
APOLOGIES	Mr. S. Harrison Mr. R. Beardsmore Mr. P. Stones	

DECLARATION OF INTERESTS AND DISPENSATIONS

To receive declarations of interest.

To receive written requests for dispensations for disclosable pecuniary interests.

To grant any requests for dispensation as appropriate

PLANNING APPLICATIONS

**Application 20/00966/AGRRES - Change of use from agricultural building to 1 dwelling house,
Roost Farm, Ebstree Road, Seisdon**

The Parish Council strongly object to the change of use from an Agricultural building to a dwelling house at Roost Farm, Ebstree Road, Seisdon. It is the opinion of the Parish Council that the substantial works previously carried out internally to this agricultural building, without prior consultation with Planning Officers or application to the Planning Department, appear to have been purposefully undertaken to prepare the building for conversion to a dwelling house.

The Parish Council consider that the works that have previously been undertaken, that include foundations, internal walls, inner skin of external walls and structural works to an upper floor, were not carried out to enhance the agricultural use of the existing building.

It is the further opinion of the Parish Council that the works previously undertaken to the agricultural building have resulted in a room layout that essentially represents the room layout of the dwelling house for which the applicant wishes to construct assuming that such works are allowable under Permitted Development rights. The Parish Council does not agree that this assumption is correct.

The Parish Council make further comments/objections as follows:

We note with interest the applicant's planning statement and that the Planning Inspectorate now appears to be satisfied that all requirements of GDPO Q1 are now met?

Given the original appeal was dismissed on matters relating to Q1 only the Planning Inspector did not examine the further conditions required of Q2 which remain to be satisfied. This argument is covered on pages 9-10 of the planning statement: ISSUE 4 - Is the location of the building impractical or undesirable?

The applicant argues that s66 Planning (Listed Building and Conservation Areas) Act 1990 cannot apply given this is not a planning application and uses the obiter in the Hamley House Farm appeal to confirm this understanding.

MVK

However the Parish Council continues to support the planning officer's report comments made at 5.5 through to 5.5.3. This makes reference to NPPF (2019) para 193 for considerations on the impact of the proposed development on the significance of a designated heritage asset....The Planning Officer's argument therefore does not rely on the precluded s66 to conclude that the Class Q Conditions Q2(1)(e) and (f) are not met.

We therefore maintain our objections to this proposal and continue to support the planning officer's original conclusion (based on Q2 considerations) and the conservation consultant's comments that this change from agricultural use to residential would be undesirable given the resulting harm on the setting of a Grade 2 listed building Windrush Cottage.

If prior approval is not refused as we would wish then we would request any further permitted development rights be removed by condition for any extensions or outbuildings to this building.

Application 20/00765/FUL - Change of former pub premises to private single dwelling, change from former car park and beer garden to display area, sales office etc. for landscaping business at Hollybush Inn, Ebstree Road, Seisdon

No objection.

Application 20/00982/FUL Erection of temporary structure to be used as prototype for prefabricated hostel with visitor parking, The Croft, School Road, Trysull

This application to be discussed at the next Parish Council meeting on Wednesday 9th December 2020.

Following a complaint from a resident in Trysull the Parish Council have written to the Planning Enforcement Team and the Footpaths Officer requesting an investigation into the removal of a boundary hedge.

BUDGET

Cllr. Hingley-Smith has forwarded accounts to all Councillors and these were discussed. A 5% increase was suggested and Cllr. Hingley-Smith will calculate figures for the next Parish Council meeting when the budget will be discussed further and a precept figure will be agreed. Awaiting letter from SSC.

OTHER BUSINESS

Chairman to forward details of printing contribution to PCC.

Chairman to inspect barbed wire fencing at rear of Pavilion, and take a look at grass verge in front of the School.

A request for Xmas lights received. Cllr. Hingley-Smith will look into this

There was no further business to discuss and the meeting was closed.

SIGNED..........DATED..........